



November 12, 2004

Town of Gilbert Property Owners and Owners of Land Within and Adjacent to the Gilbert Planning Area:

This public notice is being sent to all property owners within the Gilbert Planning Area Boundaries and to those adjacent to and within 1,200 feet of this boundary.

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN, that the Planning and Zoning Commission and the Town Council of the Town of Gilbert, Arizona will hold public hearings pursuant to A.R.S Section 9-462.04 to receive public comment on the proposed Gilbert Zoning Code. The date, time, and place of the hearings are as follows:

Planning and Zoning Commission

Date: December 1, 2004
Time: 6:00 p.m.
Place: Gilbert Municipal
Complex
50 East Civic Center Drive,
Gilbert, AZ 85296

Planning and Zoning Commission

Date: December 15, 2004
Time: 6:00 p.m.
Place: Gilbert Municipal
Complex
50 East Civic Center Drive,
Gilbert, AZ 85296

Town Council

Date: January 25, 2005
Time: 7:00 p.m.
Place: Gilbert Municipal
Complex
50 East Civic Center
Drive, Gilbert, AZ 85296

THE TOWN OF GILBERT IS PROPOSING TO ADOPT A NEW ZONING CODE THAT WILL AFFECT YOUR PROPERTY IN THE TOWN. THE PROPOSED OFFICIAL ZONING MAP IS ENCLOSED. ALL PROPERTY WITHIN THE TOWN LIMITS WILL BE RECLASSIFIED TO ONE OR MORE OF THE NEW DISTRICTS IN THE NEW ZONING CODE. BELOW IS A DESCRIPTION OF THE LAND USE REGULATIONS THAT MAY BE APPLICABLE TO YOUR PROPERTY IF THE NEW ZONING CODE IS ADOPTED.

THE PUBLIC IS INVITED TO COMMENT ON THE DRAFT LAND DEVELOPMENT CODE (ZONING CODE) BY ATTENDING THE PUBLIC HEARINGS NOTED ABOVE. FOR ADDITIONAL INFORMATION, PLEASE CALL 480-503-6705 or FAX 480-497-4923. A COPY OF THE PROPOSED ZONING CODE IS AVAILABLE AT THE TOWN OF GILBERT, 90 EAST CIVIC CENTER DRIVE, GILBERT, ARIZONA DURING NORMAL BUSINESS HOURS, MONDAY THROUGH FRIDAY, 8:00 A.M. – 5:00 P.M; OR YOU MAY VIEW THE LAND DEVELOPMENT CODE (ZONING CODE) AND PROVIDE ELECTRONIC FEEDBACK AT: [HTTP://WWW.CI.GILBERT.AZ.US/PLANNING/ULDC.CFM](http://www.ci.gilbert.az.us/planning/uldc.cfm)

FOLLOWING THE PUBLIC HEARINGS, THE PLANNING AND ZONING COMMISSION MAY ADOPT A RECOMMENDATION TO FORWARD TO THE TOWN COUNCIL AND THE TOWN COUNCIL MAY ADOPT THE PROPOSED ORDINANCE.

"P" designates permitted uses.

"L" designates uses that are permitted subject to certain limitations, which are set forth in the full text.

"T" designates uses that are permitted to be conducted for a temporary period of time.

"A" designates uses that require an Administrative Use Permit.

"U" designates uses that require a Conditional Use Permit.

"S" designates uses that require a Special Use Permit.

General description of the land use regulations for Single Family Districts:

- Single Family-35 (SF-35): minimum 35,000 net square feet.
- Single Family-15 (SF-15): minimum 15,000 net square feet.
- Single Family-10 (SF-10): minimum 10,000 net square feet.
- Single Family-8 (SF-8): minimum 8,000 net square feet.
- Single Family-7 (SF-7): minimum 7,000 net square feet.
- Single Family-6 (SF-6): minimum 6,000 net square feet.
- Single Family Detached (SF-D): minimum 3,000 net square feet.

- Single Family Attached (SF-A): attached housing where each dwelling unit is on a lot of at least 2,000 net square feet.

<i>Use Classification</i>	<i>SF-35</i>	<i>SF-15</i>	<i>SF-10</i>	<i>SF-8</i>	<i>SF-7</i>	<i>SF-6</i>	<i>SF-D</i>	<i>SF-A</i>
Airfield, Private	U	--	--	--	--	--	--	--
Agritainment	S	S	S	S	S	S	--	--
Amateur Radio Facilities	L1	L1	L1	L1	L1	L1	L1	L1
Animal Raising, Non-Commercial	L1	L1	--	--	--	--	--	--
Banquet Facility	U	--	--	--	--	--	--	--
Bed and Breakfast Homes	U	--	--	--	--	--	--	--
Carnival, Small-Scale	T	T	T	T	T	T	--	--
Cemetery	U	U	U	U	U	U	--	--
Cemetery, Pet	U	--	--	--	--	--	--	--
Congregate Living Facility	U	--	--	--	--	--	--	--
Crop and Animal Raising, Commercial	P	--	--	--	--	--	--	--
Crop Raising, Non-Commercial	P	P	P	P	P	P	P	P
Day Care, Home Occupation	L1	L1	L1	L1	L1	L1	L1	L1
Day Care, Residential	L1	L1	L1	L1	L1	L1	L1	L1
Equestrian Arena	U	--	--	--	--	--	--	--
Farm Stand	P	--	--	--	--	--	--	--
Feed Lot	U	--	--	--	--	--	--	--
Golf Course	U	U	U	U	U	U	U	U
Government Offices And Facilities								
<i>Small-Scale</i>	P	P	P	P	P	P	P	P
Group Homes For The Handicapped	P	P	P	P	P	P	P	P
Guest Quarters	L1	L1	L1	L1	L1	L1	--	--
Haunted House	T	T	T	T	T	T	--	--
Heliport/Helipad	U	--	--	--	--	--	--	--
Home Occupation	L1	L1	L1	L1	L1	L1	L1	L1
Homeowners Association Facilities	P	P	P	P	P	P	P	P
Laundry Services	--	--	--	--	--	--	L1	L1
Model Home Complex	P	P	P	P	P	P	P	P
Over-The-Air Reception Device	P	P	P	P	P	P	P	P
Public Safety Facilities								
<i>Large-Scale</i>	P	P	P	P	P	P	P	P
Recreational Vehicle Storage, Residential	P	P	P	P	P	P	P	P
Religious Assembly								
<i>Large-Scale</i>	U	U	U	U	U	U	--	--
<i>Small-Scale</i>	L2, L3, L4	L2, L3, L4	L2, L3, L4	L2, L3, L4	L2, L3, L4	L2, L3, L4	--	--
Residential, Permanent								
<i>Single Family</i>	P	P	P	P	P	P	P	P
<i>Secondary Dwelling</i>	U	U	U	U	U	U	--	--
Satellite Dish Antenna, Large	L1	L1	L1	L1	L1	L1	L1	L1
Schools, Public Or Private								
<i>Large-Scale</i>	L2, L3, L4	L2, L3, L4	L2, L3, L4	L2, L3, L4	L2, L3, L4	L2, L3, L4	--	--
<i>Small-Scale</i>	L2, L3, L4	L2, L3, L4	L2, L3, L4	L2, L3, L4	L2, L3, L4	L2, L3, L4	--	--
Shelter Care Facility								
<i>Small-Scale</i>	P	P	P	P	P	P	--	--
Stables, Commercial	U	--	--	--	--	--	--	--
Stables, Non-Commercial	L1	L1	--	--	--	--	--	--
Utilities								
<i>Facilities</i>	S	S	S	S	S	S	S	S
<i>Well Site</i>	P	P	P	P	P	P	P	P
Waste Management								
<i>Non-Hazardous Material Recycling Collection Facility, Small-Scale</i>	L5	L5	L5	L5	L5	L5	--	--
Wireless Communication Facilities								
<i>Alternative Light Poles</i>	L6	L6	L6	L6	L6	L6	L6	L6
<i>Other Than Monopoles</i>	A	A	A	A	A	A	A	A

General description of the land use regulations for Multi-Family Districts:

- Multi-Family/Low, permitting multi-family housing at densities of 8 to 14 dwelling units per gross acre; and
- Multi-Family/Medium, permitting multi-family housing at densities of 14 to 25 dwelling units per gross acre.

<i>Use Classification</i>	<i>MF-L</i>	<i>MF-M</i>
Agritainment	S	S
Amateur Radio Facilities	L1	L1
Carnival, Small-Scale	T	T
Congregate Living Facility	U	U
Crop Raising, Non-Commercial	P	P
Day Care Center	L2	--
Day Care, Home Occupation	L1	L1
Day Care, Residential	L1	L1
Golf Course	U	U
Government Offices and Facilities		
<i>Small-Scale</i>	P	P
Group Homes For The Handicapped	P	P
Haunted Houses	T	T
Home Occupation	P	P
Homeowners Association Facilities	P	P
Laundry Services	L1	L1
Over-The-Air Reception Device	P	P
Public Safety Facility		
<i>Large-Scale</i>	P	P
Religious Assembly		
<i>Small-Scale</i>	L2, L3, L4	L2, L3, L4
Residential, Permanent		
<i>Multi-Family</i>	P	P
Satellite Dish Antenna, Large	L1	L1
Schools, Public Or Private		
<i>Small-Scale</i>	L2, L3, L4	L2, L3, L4
Senior Housing	P	P
Shelter Care Facility		
<i>Large-Scale</i>	U	U
Utilities		
<i>Facilities</i>	S	S
<i>Well Site</i>	P	P
Waste Management		
<i>Non-Hazardous Material Recycling Collection Facility—Small-Scale</i>	L5	L5
Wireless Communication Facilities		
<i>Alternative Light Poles</i>	L6	L6
<i>Other Than Monopoles</i>	A	A

General Description of the Land Use Regulations for Commercial Districts:

- Neighborhood Commercial (NC), permitting small-scale neighborhood retail, office, and services uses under 25,000 square feet per user or stand-alone building;
- Community Commercial (CC), permitting small to medium-scale retail, office, service and entertainment uses under 50,000 square feet per user or stand-alone building;
- Shopping Center (SC), permitting unified development of medium-scale retail, office, service and entertainment uses under 75,000 square feet per user or stand-alone building;
- General Commercial (GC), permitting a broad range of small-scale to large-scale retail, service, office, entertainment and institutional uses of any size, not necessarily under a unified plan; and
- Regional Commercial (RC), permitting large-scale regional retail, commercial, office, recreation and entertainment, and cultural uses developed under a unified plan.

<i>Use Classification</i>	<i>NC</i>	<i>CC</i>	<i>SC</i>	<i>GC</i>	<i>RC</i>
Agritainment	S	S	S	S	S
Amateur Radio Facilities	L1	L1	L1	L1	L1
Ambulance Services	--	--	P	P	P
Animal Services					
<i>Animal Grooming</i>	P	P	P	P	P
<i>Animal Shelter</i>	--	--	--	U	--
<i>Kennel</i>	--	U	U	P	P
<i>Large Animal Hospitals</i>	--	--	--	P	U
<i>Small Animal Clinics</i>	P	P	P	P	P
Automated Teller Machine	L1	L1	L1	L1	L1
Automated Teller Machine, Remote	U	A	A	A	A
Banks and Other Financial Institutions	U	P	P	P	P
Banquet Facility	U	P	P	P	P

<i>Use Classification</i>	<i>NC</i>	<i>CC</i>	<i>SC</i>	<i>GC</i>	<i>RC</i>
Building Maintenance Services	--	P	P	P	P
Building Material and Home Improvement Sales and Service, Retail					
<i>Large-Scale</i>	--	U	U	P	P
<i>Small-Scale</i>	P	P	P	P	P
Business Services	P	P	P	P	P
Call Centers	--	--	U	U	U
Carnival					
<i>Large-Scale</i>	--	T	T	T	T
<i>Small-Scale</i>	T	T	T	T	T
Clubs and Lodges	--	L2	L2	L2	--
Colleges, Public or Private	--	P	P	P	P
Congregate Living Facility	--	U	U	P	P
Convention Center	--	--	--	U	U
Cultural Institutions	P	P	P	P	P
Day Care Centers	P	P	P	P	P
Dry Cleaning and Laundry Outlet	P	P	P	P	P
Eating and Drinking Establishments					
<i>Bars/Nightclubs/Lounges/Dance Halls</i>	U	P	P	P	P
<i>Restaurants, Beverage Service</i>	P	P	P	P	P
<i>Restaurants, Full Service</i>	P	P	P	P	P
<i>Restaurants, Limited Service</i>	U	P	P	P	P
Entertainment and Recreation, Indoor					
<i>Large-Scale</i>	--	P	P	P	P
<i>Small-Scale</i>	P	P	P	P	P
Entertainment and Recreation, Outdoor	--	U	U	P	P
Farm Stand	--	A	A	A	A
Farmers' Market	--	A	A	A	A
Feed and Tack Sales	--	U	U	U	U
Food Preparation					
<i>Small-Scale</i>	P	P	P	P	P
Funeral and Undertaking Services	P	P	P	P	P
Garden Supply Stores and Plant Nurseries	--	--	P	P	P
Government Offices and Facilities					
<i>Large-Scale</i>	--	P	P	P	P
<i>Small-Scale</i>	P	P	P	P	P
Haunted House	T	T	T	T	T
Health Care Facilities					
<i>Hospital</i>	--	--	--	P	P
<i>Urgent Care Facility</i>	P	P	P	P	P
<i>Medical Offices and Clinics</i>	P	P	P	P	P
Heliport/Helipad	--	--	--	U	U
Home Occupation	--	P	P	P	P
Homeowners Association Facilities	P	P	P	P	P
Hotels and Commercial Lodging	--	--	--	P	P
Instructional Services, Specialized	P	P	P	P	P
Laboratories, Commercial	P	P	P	P	P
Laundry Services	P	P	P	P	P
Maintenance and Repair Services	L4	P	P	P	P
Manufacturing and Assembly					
<i>Artisan</i>	P	P	P	P	P
Nursing Home	--	--	U	P	P
Offices, General	P	P	P	P	P
Over-The-Air Reception Device	P	P	P	P	P
Park and Ride Lot	--	P	P	P	P
Parking Facilities	--	--	--	U	U
Pawn Shops	--	L5	L5	L5	L5
Personal Services	L6	L6	L6	L6	L6
Public Safety Facilities					
<i>Large-Scale</i>	--	P	P	P	P
<i>Small-Scale</i>	P	P	P	P	P
Recreational Vehicle Park	--	--	--	P	P
Religious Assembly					
<i>Large-Scale</i>	--	--	--	U	--
<i>Small-Scale</i>	L2, L3	L2, L3	L2, L3	L2, L3	--
Residential, Permanent					
<i>Loft Unit</i>	--	P	P	P	P
<i>Multi-Family</i>	--	--	--	--	L7
Retail Sales, Convenience	U	P	P	P	P
Retail Sales, Furniture					
<i>Large-Scale</i>	U	P	P	P	P

<i>Use Classification</i>	<i>NC</i>	<i>CC</i>	<i>SC</i>	<i>GC</i>	<i>RC</i>
<i>Small-Scale</i>	P	P	P	P	P
Retail Sales, General	P	P	P	P	P
Satellite Dish Antenna, Large	L1	L1	L1	L1	L1
Satellite Earth Stations					
<i>Small-Scale</i>	P	P	P	P	P
Schools, Public Or Private					
<i>Large-Scale</i>	U	U	U	U	--
<i>Small-Scale</i>	L2, L3	L2, L3	L2, L3	L2, L3	--
Seasonal Sales	T	T	T	T	T
Sexually-Oriented Business	--	--	--	U	--
Shelter Care Facility					
<i>Large-Scale</i>	U	U	U	P	P
Shelter Care Facility, Homeless	--	--	--	U	--
Storage, Personal Property					
<i>Indoor</i>	--	P	P	P	P
<i>Outdoor</i>	--	U	U	P	P
Swap Meet and Auction, Single Event					
<i>Indoor</i>	--	T	T	T	T
<i>Outdoor</i>	--	--	--	T	T
Swap Meet and Auction, Recurring					
<i>Indoor</i>	--	U	U	P	U
<i>Outdoor</i>	--	--	--	U	--
Tattoo Parlor / Piercing Studio	--	P	P	P	P
Teen Nightclub	U	P	P	P	P
Transportation Passenger Terminals	--	--	--	P	P
Utilities					
<i>Facilities</i>	S	S	S	S	S
<i>Well Site</i>	P	P	P	P	P
Vehicle and Equipment Sales, Leasing and Services					
<i>Car Wash, Automated or Self-Service</i>	U	P	P	P	P
<i>Car Wash, Full Service</i>	--	U	P	P	P
<i>Commercial Vehicle/Equipment Sales and Rental; New and Used</i>	--	--	--	U	U
<i>Fueling Facility</i>	U	P	P	P	P
<i>Fueling Facility, Alternative</i>	A	P	P	P	P
<i>Fueling Facility, Fleet</i>	--	--	--	A	A
<i>Motor Vehicle Sales and Leasing, New and Used</i>	--	--	--	P	P
<i>Non-Commercial Vehicle Rental</i>	--	A	A	P	P
<i>Tent Sale</i>	--	--	--	T	T
<i>Vehicle Services, Heavy</i>	--	--	--	U	U
<i>Vehicle Services, Light</i>	U	P	P	P	P
Waste Management					
<i>Non-Hazardous Material Recycling Collection Facility, Small-Scale</i>	A	A	A	A	A
Wireless Communication Facilities					
<i>Monopoles and Alternative Light Poles</i>	--	U	U	U	U
<i>Other Than Monopoles</i>	A	A	A	A	A

General Description of the Land Use Regulations for the Heritage Village Center Zoning District: This District is established for the Gilbert Downtown area with more restrictive land use regulations appropriate to the goal of preserving old downtown Gilbert. The following uses are permitted by right: animal services, business services, cultural institutions, bars/night clubs, lounges, dance halls, full service restaurants, small scale government offices and facilities, maintenance and repair services, pawn shops, personal services, small-scale public safety facilities, tattoo parlor/piercing studio, teen nightclub, well site. The following uses are permitted with a use permit: remote automated teller machine, small-scale retail service, congregate living facility, farmer's market, funeral and undertaking services, small scale government offices and facilities, urgent care facility, specialized instructional services, laundry services, maintenance and repair services, park and ride lot, parking facilities, utilities facilities, small-scale non-hazardous material recycling collection facility, wireless communication facilities other than monopoles. The following uses are permitted with limitations: amateur radio antenna structure, automated teller machine, banks and other financial institutions, bed and breakfast homes, clubs and lodges, home occupation day care, home occupation day care, residential day care, beverage service restaurants, limited service restaurants, small-scale indoor entertainment and recreation, medical offices and clinics, home occupation, loft unit, artisan manufacturing and assembly, general offices, small-scale religious assembly, multi-family permanent residential, small-scale furniture retail sales, general retail sales, small-scale public or private schools. The following temporary uses are permitted: non-commercial carnival, haunted house, seasonal sales.

General Description of the Land Use Regulations for Office Districts:

Neighborhood Office (NO) permits small residential scale office and office service uses that serve as a transition between residential neighborhoods and more intense uses. Uses permitted by right are: business services, funeral and undertaking services, small-scale government offices and facilities, medical offices and clinics, specialized instructional services, commercial laboratories, general offices, small-scale public safety facilities, well site. Uses permitted with a use permit are: agritainment, public or private colleges, urgent care facility nursing home, utilities facilities, and small-scale non-hazardous material recycling collection facility. Uses permitted with limitations are: amateur radio facilities, amateur radio facilities, automated teller machine, banks, and other financial institutions, cry cleaning and laundry outlet, over-the-air reception device, personal services, large satellite dish antenna, small-scale public or private schools.

Temporary uses permitted are: seasonal sales.

General Office (GO) permits medium to large-scale, single- or multi-story medical, professional, and service-type office uses. Uses permitted by right are: ambulance services, banks and financial institutions, business services, call center, public or private colleges, cultural institutions, funeral and undertaking services, large and small-scale government offices and facilities, urgent care facilities, medical offices and clinics, specialized instructional services, commercial laboratories, loft unit, nursing home, general offices, large and small-scale public safety facilities, research and development, non-commercial vehicle rental, well site. Uses permitted with a use permit are: agritainment, farmer's market, hospital, heliport/helipad, park and ride lot, utilities facilities, fleet fueling facilities, small-scale non-hazardous material recycling collection facility, wireless communication facilities. Uses permitted with limitations are: amateur radio facilities, automated teller machine, clubs and lodges, day care centers, dry cleaning and laundry outlet, over-the-air reception device, personal services, small-scale religious assembly, general retail sales, large satellite dish antenna, small-scale public or private schools. Temporary uses permitted are: seasonal sales.

General Description of the Land Use Regulations for Employment Districts:

- Business Park (BP), permitting integrated campus-style office development serving high technology, research and development, office, service and light industrial uses;
- Light Industrial (LI), permitting employment uses of moderate intensity such as assembly, light manufacturing, processing, vehicle and equipment service, research and development, general offices, storage and distribution; and
- General Industrial (GI), permitting more intense employment uses that may not occur in buildings and that require access for heavy trucks, such as manufacturing, food and materials processing and packaging, warehousing and storage, waste management, motor vehicle and equipment storage and repair, utilities and freight/truck terminals.

<i>Use Classification</i>	<i>BP</i>	<i>LI</i>	<i>GI</i>
Agritainment	S	S	S
Amateur Radio Facilities	L1	L1	L1
Ambulance Services	P	P	--
Animal Services			
<i>Animal Shelter</i>	--	P	--
<i>Kenel</i>	--	P	--
Building Maintenance Services	P	P	P
Building Material and Home Improvement Sales and Service, Wholesale	--	P	P
Business Services	L1	--	--
Call Center	P	P	--
Colleges, Public or Private	P	P	--
Contractor's Yard	--	P	P
Crematorium	--	P	P
Day Care Centers	L1, L4	L1, L4	L1, L4
Dry Cleaning and Laundry Central Plant	--	P	P
Eating and Drinking Establishments			
<i>Restaurants, Beverage Service</i>	L2, L4	L2, L4	--
<i>Restaurants, Full Service</i>	L2, L4	L2, L4	--
<i>Restaurants, Limited Service</i>	L2, L4	L2, L4	--
Entertainment and Recreation, Indoor			
<i>Small-Scale</i>	P	--	--
Entertainment and Recreation, Outdoor	U	--	--
Food Preparation			
<i>Large-Scale</i>	U	P	P
<i>Small-Scale</i>	P	P	--
Golf Course	U	--	--
Government Offices and Facilities			
<i>Large-Scale</i>	U	U	--
<i>Small-Scale</i>	P	P	--

<i>Use Classification</i>	<i>BP</i>	<i>LI</i>	<i>GI</i>
Health Care Facilities			
<i>Hospital</i>	U	--	--
<i>Medical Offices and Clinics</i>	P	--	--
Heliport/Helipad	U	U	U
Hotels and Commercial Lodging	P	--	--
Laboratories, Industrial	P	P	P
Loft Unit	P	--	--
Maintenance and Repair Services	P	P	--
Manufacturing and Assembly			
<i>Artisan</i>	P	P	--
<i>Light</i>	P	P	P
<i>General</i>	--	P	P
<i>Heavy</i>	--	--	P
Mining and Quarrying	--	--	U
Offices, General	P	P	--
Over-The-Air Reception Device	L1	L1	L1
Park and Ride Lot	U	U	U
Public Safety Facilities			
<i>Large-Scale</i>	P	P	--
<i>Small-Scale</i>	P	P	--
Research and Development	P	P	P
Residential, Permanent			
<i>Loft Unit</i>	P	--	--
Retail Sales, General	L2, L3	L2, L3	--
Salvage Yards or Junkyards	--	--	U, L5
Satellite Dish Antenna, Large	L1	L1	L1
Satellite Earth Stations			
<i>Large-Scale</i>	U	P	P
<i>Small-Scale</i>	P	P	P
Sexually-Oriented Business	--	U	U
Storage, Personal Property			
<i>Indoor</i>	U	U	--
<i>Outdoor</i>	--	U	--
Transportation Passenger Terminals	U	P	--
Utilities			
<i>Facilities</i>	S	S	S
<i>Service Yard</i>	--	P	P
<i>Well Site</i>	P	P	P
Vehicle Equipment Sales, Leasing and Services			
<i>Commercial Vehicle/Equipment Sales and Rental; New and Used</i>	--	P	P
<i>Fueling Facility, Alternative</i>	A	P	P
<i>Fueling Facility, Fleet</i>	A	A	A
<i>Motor Vehicle Sales and Leasing, New & Used</i>	--	L6	
<i>Non-Commercial Vehicle Rental</i>	P	P	--
<i>Vehicle Services, Heavy</i>	--	P	P
<i>Vehicle Services, Light</i>	U	P	--
Warehousing			
<i>Freight/Truck Terminal and Warehouse</i>	--	P	P
<i>Petroleum and Gas Storage</i>	--	--	U
Waste Management			
<i>Hazardous Waste Collection and Transfer Facility</i>	--	--	U
<i>Hazardous Waste Disposal Facility</i>	--	--	U
<i>Non-Hazardous Waste Collection and Transfer Facility</i>	--	--	U
<i>Non-Hazardous Waste Disposal Facility</i>	--	--	U
<i>Non-Hazardous Material Recycling Collection Facility</i>			
<i>Large Scale</i>	--	--	U
Wireless Communication Facilities			
<i>Monopoles and Alternative Light Poles</i>	U	U	U
<i>Other Than Monopoles</i>	A	A	A

General Description of Public Facility/Institutional District: This District is established to provide for utilities and public and quasi-public uses such as schools, hospitals, libraries, recreation centers, golf courses, and parks.

General Description of Overlay Districts:

Planned Area Development Overlay Districts (PADs) may be created in limited circumstances to modify base district regulations. PADs may only be used to (1) modify base district regulations to implement policies set forth in the Town of Gilbert General Plan; (2) to permit unique or mixed-use development, to permit intensities needed for affordable housing, senior housing and congregate living facilities; (3) to create a Protected Development Rights Plan; (4) to modify zoning regulations for signs in the Heritage District and Gateway Character Areas; and (5) to modify building height regulations for noise sensitive uses for nonresidential areas. Conditions of approval of a PAD may include, but are not limited to: timing or phasing of development; offsite and onsite improvements; development standards; design guidelines; conditions of use; dedication of land for public purposes; granting of easements for utilities or for public use of trails and open space areas; requirements for establishment of homeowners' or property owners' associations; reservation of land for future public acquisition. The Williams Gateway Overlay District and the Santan Freeway Corridor Overlay District are continued from the previous Code with no substantial changes.

General Description of Sign Regulations: Signs may not be installed unless a permit is obtained, except for exempt signs as forth in the regulations. Replacement of a panel on an approved structure does not require a permit. Flagpole height is limited. Regulations for political signs, ideological signs, garage sale signs, business identification banners during street construction, interim business identification banners, A-frame signs, boutique signs, religious assembly temporary directional signs, and address signs are included in the regulations. The regulations lists signs which are prohibited in the Town, including flashing or animated signs, vehicle signs, moving signs, signs which mimic road signs or other control signs or devices, signs advertising illegal activities, signs attached to fences, rocks or natural features, signs within the public right-of-way, balloons, portable signs (except as permitted), signs projecting above a roof line, billboards, wall mounted cabinet signs more than six square feet, signs with exposed raceways and poll signs. The regulations allow for special sign districts established by a specific plan or ordinance and permits non-commercial messages on any permitted sign. Regulations for design, construction, placement, maintenance, lighting, and movement requirements for signs are set forth. The regulations authorize comprehensive sign programs and master sign plans which are reviewed and approved by the Design Review Board. Real estate signs are permitted and regulated. Regulations govern signs for residential neighborhoods, including permanent signs for single-family dwelling units, multi-family dwelling units and subdivision entry signs. Temporary signs are permitted, subject to regulations, for builder sign packages and weekend directional signs. All permanent signs are required to be approved by the Design Review Board. Wall signs, free standing monument signs, direction signs, temporary signs, and homeowners association facilities' temporary signs are permitted. Requirements for commercial signs are set forth. Wall signs, monument signs, tower signs, freeway signs, directory signs, signs on accessory entry monuments, service station canopy signs, electronic changeable message signs, pedestrian advertising signs, pump topper or spanner signs, and drive through restaurant menu signs are permanent signs which are regulated. Banners, non-rigid signs, and window signs are permitted with limitation in commercial districts. In the office/employment districts, wall signs, free standing signs, directory signs, directional signs, and sign on accessory entry monuments are permitted subject to the regulations contained therein. Banners and non-rigid signs are permitted in a limited manner in office districts. For public facility/institutional districts, wall signs, monument signs, directory signs, and directional signs are permitted subject to the regulations contained therein. Banners and non-rigid signs are permitted with limitations in public/institutional districts. Regulations relating to the removal of signs installed in violation of the article and permitting recovery of costs of enforcement by the Town are set forth. The regulations for violations of the A-frame sign requirements are set forth.

In addition, lot regulations are set forth governing lot areas, lot dimensions, height, setbacks, lot coverage, landscaping, parking and loading and lighting, parcel area, land area per unit, height, building setbacks, setbacks, and separation between buildings.

DATED this 12th day of November, 2004.

Gilbert Town Clerk
Catherine A. Templeton

PROPOSED ZONING CLASSIFICATIONS

Single Family Residential Districts
 Single Family-35 (SF-35)
 Single Family-15 (SF-15)
 Single Family-10 (SF-10)
 Single Family-8 (SF-8)
 Single Family-7 (SF-7)
 Single Family-6 (SF-6)
 Single Family Detached (SF-D)
 Single Family Attached (SF-A)

Multi-Family Residential Districts
 Multi-Family/Low Density (MF/L)
 Multi-Family/Medium Density (MF/M)

Commercial Districts
 Neighborhood Commercial (NC)
 Community Commercial (CC)
 Shopping Center (SC)
 General Commercial (GC)
 Regional Commercial (RC)

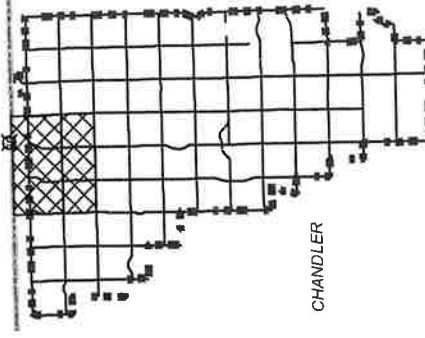
Heritage Village Center Zoning District
 Heritage Village Center District (HVC)

Office Districts
 Neighborhood Office (NO)
 General Office (GO)

Employment Districts
 Business Park (BP)
 Light Industrial (LI)
 General Industrial (GI)

Public Facility/Institutional District
 Public Facility/Institutional (PF/I)

MESA



CHANDLER

Map Number: 2

JURISDICTIONS

☐ Gilbert
☐ Maricopa County

1 inch equals 2,000 feet



PROPOSED ZONING CLASSIFICATIONS

- Single Family Residential Districts
 - Single Family-35 (SF-35)
 - Single Family-45 (SF-45)
 - Single Family-40 (SF-40)
 - Single Family-8 (SF-8)
 - Single Family-7 (SF-7)
 - Single Family-6 (SF-6)
 - Single Family Detached (SF-D)
 - Single Family Attached (SF-A)
- Multi-Family Residential Districts
 - Multi-Family/Low Density (MF/L)
 - Multi-Family/Medium Density (MF/M)

- Commercial Districts
 - Neighborhood Commercial (NC)
 - Community Commercial (CC)
 - Shopping Center (SC)
 - General Commercial (GC)
 - Regional Commercial (RC)

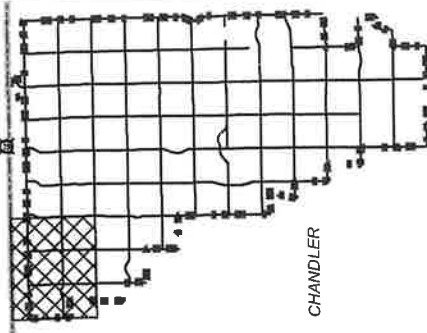
Heritage Village Center Zoning District
Heritage Village Center District (HVC)

- Office Districts
 - Neighborhood Office (NO)
 - General Office (GO)

- Employment Districts
 - Business Park (BP)
 - Light Industrial (LI)
 - General Industrial (GI)

Public Facility/Institutional District
Public Facility/Institutional (PF/I)

MESA



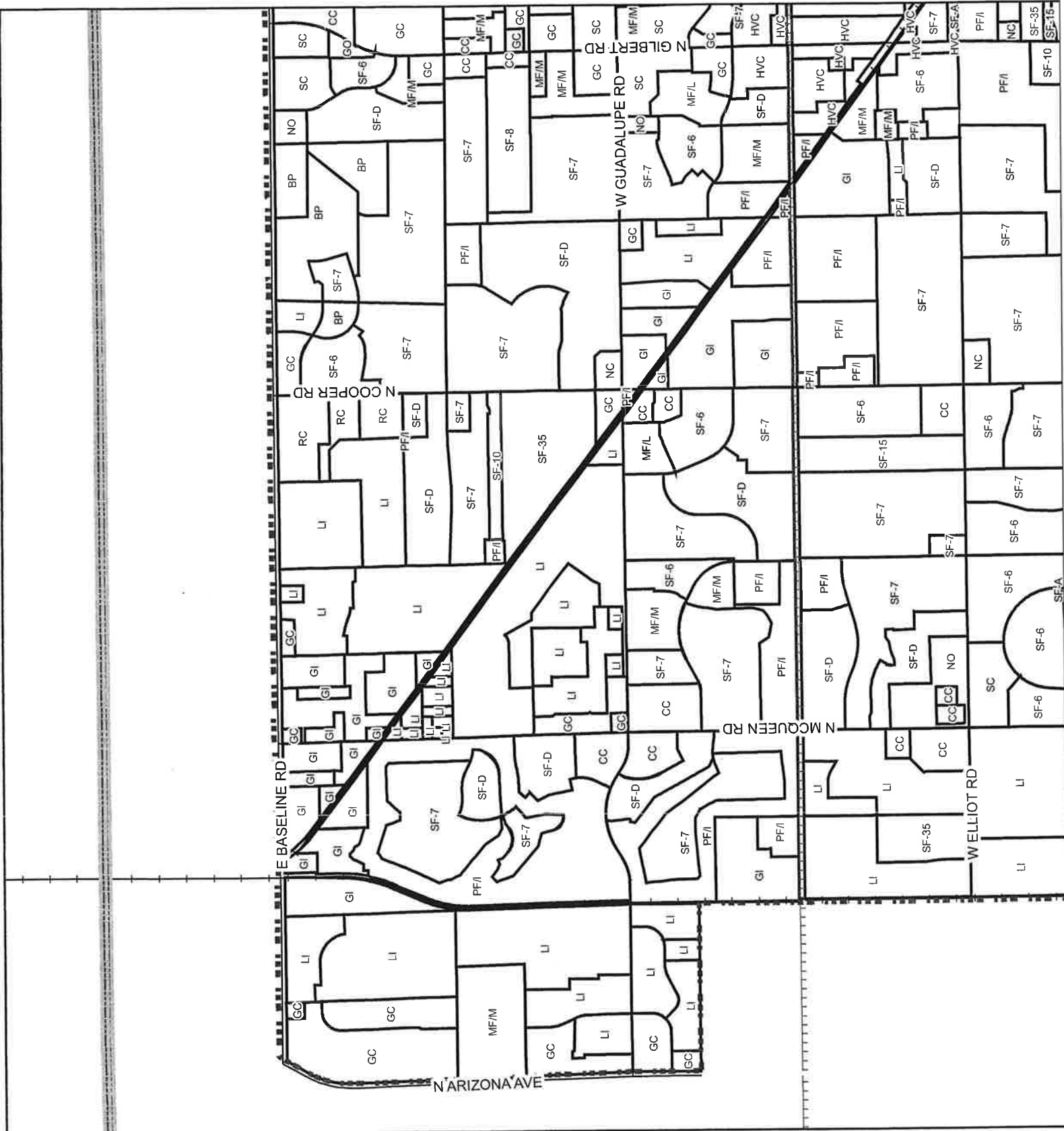
CHANDLER

Map Number: 3

JURISDICTIONS

- ☒ Gilbert
- ☐ Maricopa County

1 inch equals 2,000 feet



PROPOSED ZONING CLASSIFICATIONS

Single Family Residential Districts

- Single Family-35 (SF-35)
- Single Family-15 (SF-15)
- Single Family-10 (SF-10)
- Single Family-8 (SF-8)
- Single Family-7 (SF-7)
- Single Family-6 (SF-6)
- Single Family Detached (SF-D)
- Single Family Attached (SF-A)

Multi-Family Residential Districts

- Multi-Family/Low Density (MF/L)
- Multi-Family/Medium Density (MF/M)

Commercial Districts

- Neighborhood Commercial (NC)
- Community Commercial (CC)
- Shopping Center (SC)
- General Commercial (GC)
- Regional Commercial (RC)

Heritage Village Center Zoning District

- Heritage Village Center District (HVC)

Office Districts

- Neighborhood Office (NO)
- General Office (GO)

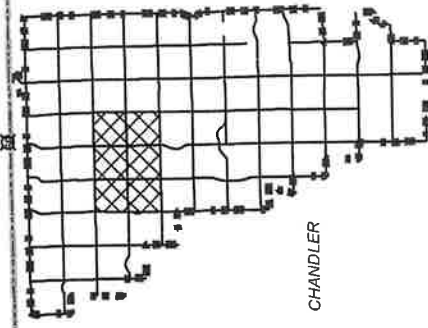
Employment Districts

- Business Park (BP)
- Light Industrial (LI)
- General Industrial (GI)

Public Facility/Institutional District

- Public Facility/Institutional (PF/I)

MESA



CHANDLER

Map Number: 5

JURISDICTIONS

- ☒ Gilbert
- ☐ Maricopa County

1 inch equals 2,000 feet

